067.A	0003	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,800 / 744,800
					USE VALUE:	744,800 / 744,800
					ASSESSED:	744,800 / 744,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SARATOGA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERENSON ABBY
Owner 2:	GANGI JESS
Owner 3:	
Street 1:	5 SARATOGA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`KEEFE JANICE K -
Owner 2:	-
Street 1:	5 SARATOGA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7091.000	301,900		442,900	744,800
Total Card	0.163	301,900		442,900	744,800
Total Parcel	0.163	301,900		442,900	744,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.86 /Parcel: 397.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,900	0	7,091.	442,900	744,800		Year end	12/23/2021
2021	101	FV	292,900	0	7,091.	442,900	735,800		Year End Roll	12/10/2020
2020	101	FV	292,900	0	7,091.	442,900	735,800	735,800	Year End Roll	12/18/2019
2019	101	FV	231,000	0	7,091.	411,300	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	231,000	0	7,091.	411,300	642,300	642,300	Year End Roll	12/20/2017
2017	101	FV	231,000	0	7,091.	360,700	591,700	591,700	Year End Roll	1/3/2017
2016	101	FV	231,000	0	7,091.	329,000	560,000	560,000	Year End	1/4/2016
2015	101	FV	225,500	0	7,091.	291,100	516,600	516,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`KEEFE JANICE	76828-575	1	1/29/2021		975,000	No	No		
O`KEEFE MICHAEL	26913-62		12/18/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2010	324	Manual	2,000					REPAIR WATER DAMAG
4/12/1993	101		30,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
10/23/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7091		Sq. Ft.	Site		0	70.	0.89	12									442,911						442,900	

Total AC/HA: 0.16279 | Total SF/SM: 7091 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 442,911 | Spl Credit: | Total: 442,900

User Acct

128882

GIS Ref

GIS Ref

Insp Date

10/23/18

!5818!

PRINT

Date	Time
12/30/21	02:49:25

LAST REV

Date	Time
03/24/21	08:47:28

mmcmakin

USER DEFINED

Prior Id # 1:	128882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21089745
Const Adj.:	1.00101566
Adj $ / SQ:	157.577
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437535
Depreciation:	135636
Depreciated Total:	301899

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

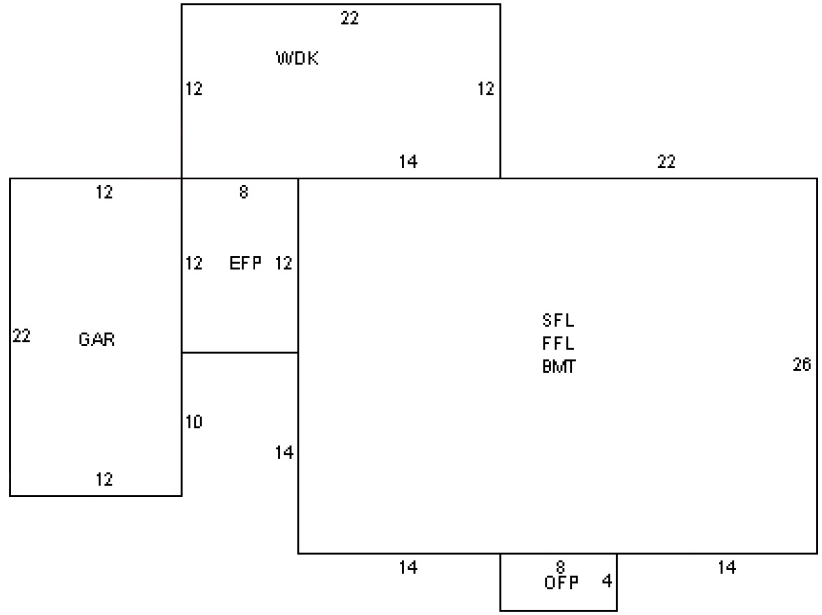
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	47.270	44,247
FFL	First Floor	936	157.580	147,492
SFL	Second Floor	936	157.580	147,492
GAR	Garage	264	24.490	6,467
WDK	Deck	264	9.800	2,587
EFP	Enclos Porch	96	55.640	5,342
OFP	Open Porch	32	44.040	1,409
	Net Sketched Area:	3,464	Total:	355,036
Size Ad	1872	Gross Area	3464	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.58
Special Features:	0	Val/Su Net:	87.15
Final Total:	301900	Val/Su SzAd	161.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	